Redevelopment Agency Staff Report

For: Redevelopment Agency Board

By: Lindy Coburn, Associate Planner

Date Written: June 2, 2008

Meeting Date: June 9, 2008

Subject: **DR16-08 GETTLER-RYAN INC (APPLICANT), CHEVRON PRODUCTS CORPORATION (OWNER), SRB ZONING**: Request for demolition approval pursuant to Redevelopment Agency Resolution R2006-01 to demolish the existing Chevron gas station located within the Lafayette Redevelopment Area at 3632 Mt. Diablo Blvd. APN 243-060-018

Purpose

Consider the request to demolish the Chevron gas station, located within the Lafayette Redevelopment Area ("Project Area") at the corner of Mt. Diablo Boulevard and Happy Valley Road.

Project History

On May 22, 2006, the Redevelopment Agency adopted Resolution R2006-01, which regulates the demolition of structures located within the Redevelopment Project Area. Resolution R2006-01 is attached to this staff report for reference. No application for development has been submitted for the subject parcel. Design review will be required for any proposed future development of the site pursuant to Section 6-973 of the Lafayette Municipal Code.

Final Action

The Redevelopment Agency shall take final action on this application.

Triggers

Trigger	Yes	No	Trigger	Yes	No
Within a protected ridgeline setback?	☐	☒	Grading > 50 cu.yds.?	☒	☐
Within 100-ft. of a ridgeline setback?	☐	☒	DR required as condition of approval?	☐	☒
In the Hillside Overlay District?	☐	☒	In a commercial or MFR zone?	☒	☐
Over 17-ft. in height to ridge?	☐	☒	Variance requested?	☐	☒
SFR Development > 6,000 sq.ft.?	☐	☒	Tree Permit Requested?	☐	☒
Creek Setback Determination required?	☐	☒	Within the Redevelopment Area?	☒	☐

Site Conditions and Location

Location:	3632 Mt. Diablo Blvd. (Cross Street: Happy Valley Road)
Existing Development:	Chevron Gas Station
Lot Size:	21,432 sq. ft. (.49 acres)
Zoning Districts:	Special Retail Business District (SRB) and border of BART Block Specific Plan

9B

CEQA

Planning staff has reviewed the project in accordance with the California Environmental Quality Act (CEQA) and has determined that the subject demolition is categorically exempt from the requirements of CEQA, pursuant to Section 15301(l) as approval would consist of demolition of an existing facility.

Public Response

Property owners within 300 feet of the subject property, the Lafayette Homeowner's Council, and the Chamber of Commerce were mailed a courtesy notice of public hearing. No public comments were received at the time this staff report was prepared.

Referral Agency

The project plans were referred to the City Engineer. The attached plans, received June 2, 2008, respond to the City Engineer's comments from his May 27, 2008 memorandum, which are attached and listed below:

1. Submit a storm inlet protection detail to be maintained in place after construction. The protection should be sufficiently durable to minimize the need for frequent maintenance and replacement. Consider an installation of hollow cinder blocks filled with drain rocks and wrapped in filter fabric.
2. Use straw wattles in lieu of hay bales around the site perimeter.
3. Designate and provide a detail for a construction entrance in the event that work occurs during wet weather. Consider a truck route entering the site from Happy Valley Road via Deer Hill Road using the northern most driveway on Happy Valley Road, and exiting the western most driveway to travel westbound on Mt. Diablo Boulevard.
4. Provide a permanent security fence around the site after construction. The Commission should consider whether it is appropriate to specify a fence design. Similar past projects in the downtown have installed a black, vinyl coated chain link fence.
5. A hold on final should be placed on the permit to allow inspection of the sidewalk for construction-related damages.

Staff Analysis & Comments

The owner is selling the property and requests removal of all service station improvements to provide a buildable lot for prospective buyers. The applicant proposes demolition of the canopy, building, paving, underground tanks, and other station improvements. Site grading is proposed for the removal of the underground storage tanks, which will be backfilled to subgrade, and the existing slope will be maintained for drainage purposes. The existing retaining wall and planter along the north and west property lines are to be maintained. No trees are to be removed. Perimeter fencing would be installed and maintained until a new development is approved by the Design Review Commission and/or designated hearing authority. Perimeter fencing will provide a safety barrier to the public and prevent trespassing and littering of the premises. The result would be similar to the fenced vacant lot located at the southwest corner of Mt. Diablo Boulevard and Dewing Avenue, which was formally a Shell gas station.

The existing gas station is a non-conforming use at the subject location. If the nonconforming use discontinues active operation for a continuous period of 120 days, the nonconforming use terminates and the facilities accommodating or serving such activity shall thereafter be utilized only for uses permitted or conditionally permitted by the regulations of the applicable zoning district. Any new development will be reviewed for compliance with the permitted uses in the Special Retail Business

(SRB) district and with the parking ordinance, and will require review and approval by the Design Review Commission and/or designated hearing authority.

The purpose and intent of the SRB district is to enhance and stabilize the retail sales activities within the central area of the city, and to foster development of an especially attractive, high quality retail shopping area, emphasizing pedestrian convenience and de-emphasizing vehicular oriented or other uses which would tend to detract from an overall atmosphere of convenience, comfort and safety for the pedestrian retail shopper. One of the goals for implementation of the SRB district is that uses which are not compatible with the objectives of this zone be eventually eliminated. The purpose and intent of the Redevelopment Plan are to eliminate blighting influences, including but not limited to eliminating incompatible and uneconomic land uses, encouraging the redevelopment of the Project Area subject to and consistent with the City's General Plan and/or Specific Plans, enhancing the long term economic well-being of the community, and promoting the enhancement of Mt. Diablo Boulevard corridor to achieve the concepts envisioned by the General Plan. One of the goals for implementation of the Redevelopment Plan is to support the revitalization of established commercial areas, in order to alleviate the deleterious effects of high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings or vacant and/or underutilized parcels.

The demolition of the non-conforming gas station would serve to uphold the objectives of the zoning district and the Redevelopment Plan, while not eliminating a structure of historical or architectural significance. Staff suggests that proposed demolition satisfies the intent of the Redevelopment Plan and Resolution R2006-01 and recommends approval of the subject application.

Recommendation
Adopt Resolution R2008-03, approving application DR16-08, subject to conditions.

Attachments

A. Draft Redevelopment Agency Resolution R2008-03
B. Draft Exhibit "A" – Conditions of Approval
C. Aerial photos and maps
D. Resolution R2006-01
E. Standard application form
F. City Engineer comments, dated May 27, 2008
G. Applicant narrative of request and response to staff comments, received June 2, 2008
H. Site photographs
I. Site plan, received June 2, 2008

BEFORE THE LAFAYETTE REDEVELOPMENT AGENCY
IN THE MATTER OF:

A RESOLUTION OF THE LAFAYETTE REDEVELOPMENT AGENCY APPROVING APPLICATION DR16-08, PERMITTING DEMOLITION OF AN EXISTING GAS STATION WITHIN THE REDEVELOPMENT PROJECT AREA, LOCATED AT 3632 MT. DIABLO BLVD	))))))	Resolution Number R2008-03

WHEREAS, the Lafayette Redevelopment Agency ("Agency") is engaged in activities to implement the Redevelopment Plan ("Redevelopment Plan") for the Lafayette Redevelopment Project Area ("Project Area") pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) ("CRL") and the Redevelopment Plan; and

WHEREAS, blighted areas constitute a serious and growing menace which are injurious and inimical to the public health, safety, and welfare of the people of the communities in which they exist; and

WHEREAS, the benefits which will result from remedying blighted conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist; and

WHEREAS, conditions of blight tend to further obsolescence, deterioration, and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize, or rehabilitate his or her property while the condition of the neighboring properties remains unchanged; and

WHEREAS, the remedying of such conditions may require the clearance of the areas through demolition of existing obsolete, inadequate, unsafe, and unsanitary buildings, and the redevelopment of areas suffering from such conditions under proper supervision, with appropriate planning, and continuing land use and construction policies; and

WHEREAS, pursuant to Resolution R2006-01, the Agency reviews proposed demolition within the Project Area prior to the issuance of any permit for the demolition of any structure within the Project Area to determine whether the proposed demolition and accompanying application for development, rehabilitation, or other physical change to the structure and/or property are in conformance with the Redevelopment Plan and other enumerated criteria; and

WHEREAS, on April 9, 2008 Scott Polston of Gettler-Ryan Inc., applicant, on behalf of Chevron Products Corporation, property owner, submitted an application DR16-08 requesting approval to demolish an existing non-conforming gas station, Chevron, within the Project Area, located at 3632 Mt. Diablo Boulevard, APN 243-060-018 ("subject property"). The application was subsequently deemed complete on May 9, 2008; and

WHEREAS, Agency staff has determined that subject demolition is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to State CEQA Guidelines Section 15301(l) as approval would consist of demolition of an existing facility; and

WHEREAS, on June 9, 2008, the Agency, following notification to the public in the prescribed manner, conducted a public hearing, where it received written and oral testimony, including a staff report. The Agency was generally supportive of the application, suggesting that proposed demolition abided by the

intent of the Redevelopment Plan and Resolution R2006-01. The Agency adopted Resolution R2008-03, approving application DR16-08, subject to conditions of approval.

NOW, THEREFORE, THE AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

1. All the facts contained in the staff reports of June 9, 2008 are hereby adopted as the Agency's own findings of fact and incorporated into this resolution by reference.

2. The proposed demolition and development, rehabilitation or physical change are consistent with the purpose and objectives of the Redevelopment Plan. *The purposes and objectives of the Redevelopment Plan are to eliminate the influence of blight and to prevent the reoccurrence of blighting conditions in the Project Area. The subject property will be closing its services to the public and proposes removal of the existing development, which would otherwise be boarded up and fenced off from the public, causing a visual nuisance and blight to the community. The demolition of the building will eliminate this form of blight and remove a non-conforming use. Additionally, any new development in the Special Retail Business district is subject to design review approval. Therefore, new development shall comply with current regulations and standards at the time the property is redeveloped and will prevent the reoccurrence of blight.*

3. The proposed demolition shall not eliminate a structure of architectural and/or historical significance in the Project Area. *The City of Lafayette has designated six properties as historic landmarks, based on the recommendations of the Lafayette Historical Society. Additionally, the Guide to Historical Lafayette lists another nine properties as having significance in the community. The subject property has not been designated as a historic landmark, nor is it included in the list of the additional nine properties with historical significance. Removal of the gas station will not eliminate a structure of architectural or historic significance.*

4. The proposed demolition shall not eliminate an integral structure located in one of the earliest commercial blocks within the Project Area that would negatively impact the character and aesthetics of that block. *The proposed demolition would not eliminate an integral structure in one of the earliest commercial blocks within the Project Area. The subject corner lot is not within any shield blocks; however it borders the downtown core area and the BART block shield plan. Removal of the building would not negatively impact the character and aesthetics of that block.*

5. The Agency hereby approves the request for demolition of an existing residence and detached garage, subject to the conditions contained in Exhibit "A" attached to this resolution.

6. This resolution becomes effective upon its adoption.

PASSED AND ADOPTED by the Governing Board of the Lafayette Redevelopment Agency on June 9, 2008 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:
ATTEST:

Joanne Robbins, Executive Secretary

Mike Anderson, Chair

EXHIBIT "A"
OF RDA RESOLUTION R2008-03

CONDITIONS OF APPROVAL • DR16-08 CHEVRON

Project specific conditions of approval are shaded

ONGOING CONDITIONS	FOR STAFF USE ONLY
1. Development shall conform to the site, demolition, and erosion control plans received June 2, 2008, on file at the City Offices, as modified by these conditions.	Ongoing condition.
2. The property owner(s) or future property owner(s) shall actively maintain and monitor the property, in such a condition so as to not be detrimental to the public health, safety, or general welfare, or in such a manner as to constitute a public nuisance. All dead, decayed, diseased, or hazardous trees, shrubs, or weeds, or overgrown vegetation that pose a fire or other hazard to the public right-of-way and/or an adjoining property shall be removed, except when such trees are subject to Chapter 6-17 of the Lafayette Municipal Code. The property shall be maintained so as to not pose an enforcement problem for the City, as referenced in Chapter 8-21 of the Lafayette Municipal Code.	Ongoing condition.
3. Existing trees are to be maintained and protected during and after the demolition of the existing improvements. No trees are to be removed without first obtaining review and approval of a Tree Permit with the Planning Services Division.	Ongoing condition.
4. Pursuant to §6-250 of the Lafayette Municipal Code, this approval shall expire one year from the approval date unless a demolition permit has been issued for the project. The Planning & Building Services Manager may extend the period to exercise the permit for up to one additional year, upon a showing of good cause, if such request is received in writing prior to the expiration date.	Ongoing condition.
5. Storage of construction materials, portable toilets and debris must be stored and staged on the subject property for this project. Temporary storage of construction boxes or construction materials must be kept on the property and out of any private easement or public right-of-way to permit emergency vehicle access during the construction project.	Ongoing condition.
6. Site improvement and construction work, including set-up, loading or unloading of materials or equipment, or the maintenance, refueling or tune-up of any equipment, performed as part of this project is restricted to the hours between 8:00 a.m. and 6:00 p.m., Monday through Saturday. No noise-generating construction work shall be performed on Sundays or national holidays. Violation of this condition may result in issuance of a Stop Work Order or administrative citations.	Ongoing condition.
7. If a project requires a grading permit, grading activities shall only be allowed between April 15 and October 1 to avoid the Fall and Winter rains. At the developer's risk, grading may begin as early as March 15 and continue past October 1, only if a rainy season action plan has been prepared and stormwater pollution prevention measures have been installed and certified as operational by the Project Engineer and the Contra Costa County Grading Inspector.	Ongoing condition.

8. The applicant shall defend, indemnify and hold harmless the City of Lafayette, its agents, officers, officials, and employees form all claims, demands, law suits, writs of mandamus, and other actions or proceedings (collectively "Actions") brought against the City or its agents, officers officials, or employees to challenge, attack seek to modify , set aside, void or annul this approval. In the event the City becomes aware of any such action the City shall promptly notify the applicant and shall cooperate fully in the defense. It is expressly agreed that the City shall have the right to approve, which approval shall not be unreasonable withheld, the legal counsel providing the City's defense, and the applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the Course of the defense.	Ongoing condition
9. These conditions of Project Approval include certain fees, dedication requirements, reservation requirements, and other exactions. Under Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees and a description of the dedication, reservations, and other exactions which are imposed upon you. Under Government Code Sections 66020(a) & (d)(1), there is a 90-day period within which you may file and administrative protest of these fees, dedications, reservations, and other exactions. This 90-day period begins with the approval of the project. If you fail to file a protest with the City Clerk within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exaction.	Ongoing condition.

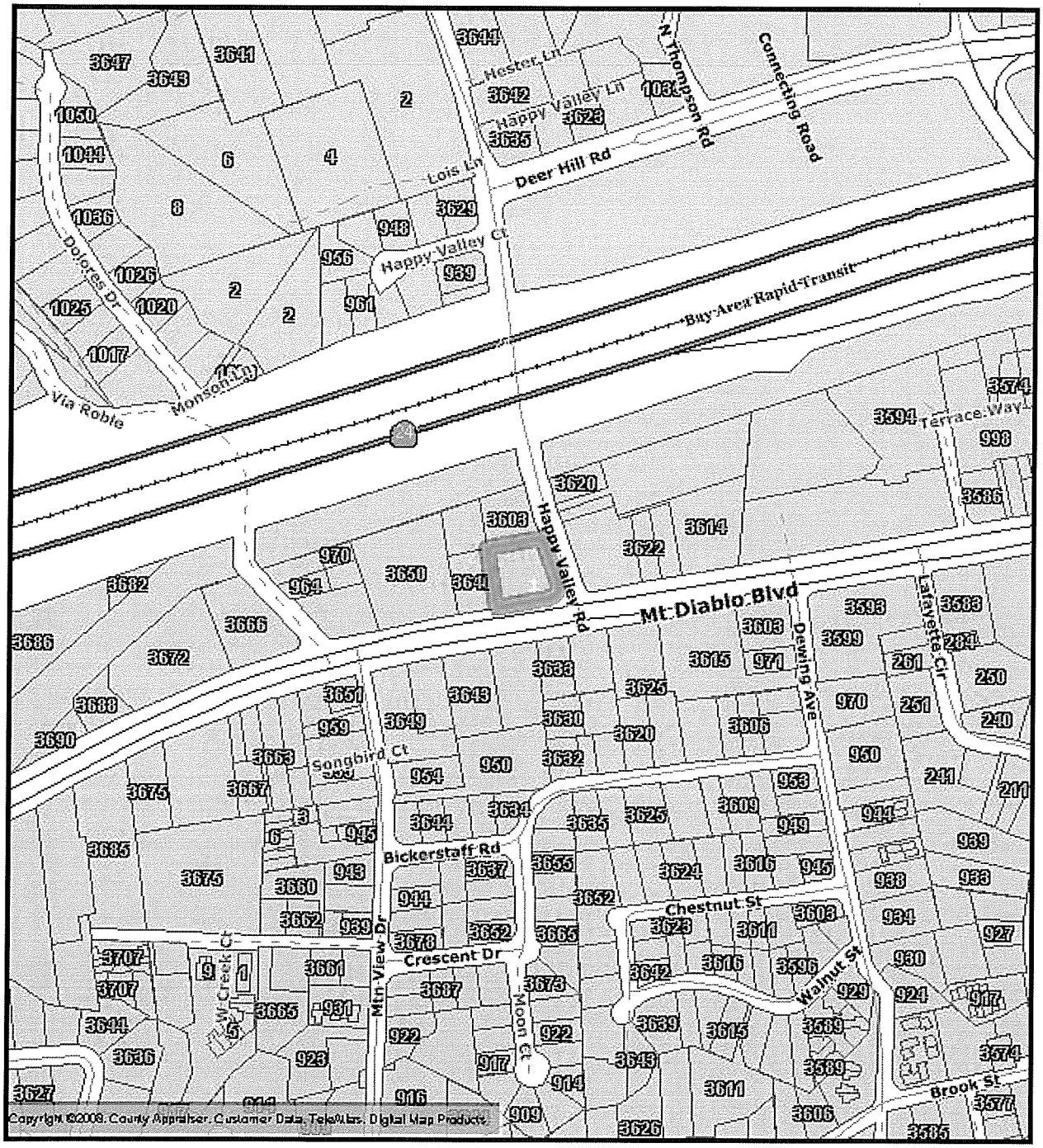
PRIOR TO ISSUANCE OF A DEMOLITION PERMIT	
10. The applicant shall duplicate these conditions of approval set forth in this document "Exhibit A" in the construction drawing plan sets for the benefit of the contractor(s), subcontractor(s), and inspector(s). All sheets in the construction drawings shall be the same size (e.g. 24" by 36").	☐ Satisfied DATE:_____ STAFF:_____
11. The applicant shall be responsible for the prompt clean up of any materials spilled or dropped on any abutting streets during construction. The developer or subsequent lot owner shall repair any damage caused to these streets by construction vehicles associated with such construction. The City Engineer may require the owner to post a cash deposit prior to the start of construction to cause timely clean up and repair of streets.	☐ Satisfied DATE:_____ STAFF:_____
12. The applicant shall submit a construction management plan indicating access for construction, vehicle parking, staging areas, and tree protection zones.	☐ Satisfied DATE:_____ STAFF:_____
13. The applicant shall submit a fence design and location for a permanent perimeter security fence after construction for review and approval by the Planning Services Division. Appropriate fencing may include a black, vinyl coated chain link fence.	☐ Satisfied DATE:_____ STAFF:_____
14. The applicant shall show tree protection measures on the site plan and grading plan in the construction drawing plan sets, per the City standard tree fencing detail. A copy of this detail is available from Planning Services Division staff or by visiting www.lovelafayette.org > City Departments > Planning > Planning Handouts > Tree Protection Guidelines.	☐ Satisfied DATE:_____ STAFF:_____

15. The applicant shall install tree protection fencing around all trees to remain on the property in the vicinity of construction activity, as shown the City's Tree Protection Guidelines. The applicant shall notify Planning Services Division staff who will inspect the tree protection fencing to ensure they are installed in conformance with the Guidelines, and are substantial enough to reasonably protect the trees. The applicant is responsible for ensuring that tree protection measures remain intact throughout the construction process. Staff will conduct site inspections throughout the construction process without prior notice to the applicant or property owner. If the protection measures are damaged or otherwise removed, the project shall be subject to a stop work order until such time as corrective measures have been taken to the satisfaction of Planning Services Division staff. Any trees identified on the plans to remain that are damaged or destroyed as a result of construction activities shall be replaced at a ratio and size deemed appropriate by the Planning & Building Services Manager.	☐ Satisfied DATE:_____ STAFF:_____
16. The applicant shall comply with Chapter 5-6, Construction and Demolition Debris Recycling by submitting to the Planning Services Division, a Waste Management Plan (WMP), which identifies how at least 50 percent of waste materials will be diverted from landfill through recycling and salvage, and performance security, for review and approval. The WMP packet, including instructions and application form, may be downloaded from the City of Lafayette website www.lovelafayette.org > City Departments > Planning > Planning Application Forms > Waste Management Plan.	☐ Satisfied DATE:_____ STAFF:_____
17. The applicant shall comply with the permitting and regulations of the Underground Storage Tanks Program provided by the Contra Costa Health Services Hazardous Materials Programs (CCHSHM).	☐ Satisfied DATE:_____ STAFF:_____
18. The applicant shall obtain review and approval from the Central Sanitary District. Constructions plans shall be stamped with the department's approval. The Central Sanitary District is located at 5019 Imhoff Place, in Martinez.	☐ Satisfied DATE:_____ STAFF:_____
19. The applicant shall obtain review and approval from the City Engineer. An Encroachment Permit shall be obtained from the Engineering Department for any work done within the City right-of-way, including off-hauling of construction debris.	☐ Satisfied DATE:_____ STAFF:_____

PRIOR TO RELEASE OF "HOLD-ON-FINAL" STATUS AND FINAL BUILDING INSPECTION	
20. The applicant shall contact the Lafayette Planning Services Division at least 72 hours prior to requesting a final building inspection from the Contra Costa County Building Inspection Department. The applicant shall request an inspection of the project by Planning Services Division staff to confirm that all conditions of approval have been met and that the project was constructed in accordance with approved plans. Planning Services Division staff will release the "Hold" on the final building inspection when all conditions of approval have been met and a site inspection finds that the project was constructed in accordance with approved plans, including but not limited to siting, grading, retaining walls, tree protection measures, location of windows & doors, and building color.	☐ Satisfied DATE:_____ STAFF:_____

21. The applicant shall contact the Lafayette Engineering Department to request an inspection to evaluate the sidewalk for construction-related damages.	☐ Satisfied DATE:_____ STAFF:_____
22. The applicant shall erect perimeter security fencing in accordance with the approved design and location, which shall remain until a proposed development is approved by the Design Review Commission and/or designated hearing authority and building permits have been obtained.	☐ Satisfied DATE:_____ STAFF:_____
23. The applicant shall comply with Chapter 5-6, Construction and Demolition Debris Recycling by submitting a Waste Assessment Summary Report to the Planning Services Division. All construction and demolition debris generated by the project must be accounted for by submission of recycling and landfill receipts.	☐ Satisfied DATE:_____ STAFF:_____

- end -



DR16-08

3632 Mt. Diablo Blvd.

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CityGIS

LAFAYETTE

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DR16-08

3632 Mt. Diablo Blvd.

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150ft

CityGIS

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3632 MT DIABLO BLVD.
DR16-08 CHEVRON
MICROSOFT VIRTUAL EARTH
OBLIQUE ARIALS

NORTH VIEW

2D 3D | Road Aerial Bird's eye | Labels
Mt Diablo Blvd
Happy Valley Rd
Happy Valley Rd
Microsoft Virtual Earth™
25 yds

WEST VIEW

CHEVRON STATION

FORMER SHELL STATION

BEFORE THE LAFAYETTE REDEVELOPMENT AGENCY
IN THE MATTER OF:

A RESOLUTION OF THE LAFAYETTE REDEVELOPMENT AGENCY REGULATING DEMOLITION OF STRUCTURES LOCATED WITHIN THE REDEVELOPMENT PROJECT AREA	)))))	**Resolution No. R2006-01**

WHEREAS, the Lafayette Redevelopment Agency ("Agency") is engaged in activities to implement the Redevelopment Plan ("Redevelopment Plan") for the Lafayette Redevelopment Project Area ("Project Area") pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) ("CRL") and the Redevelopment Plan; and

WHEREAS, blighted areas constitute a serious and growing menace which are injurious and inimical to the public health, safety, and welfare of the people of the communities in which they exist; and

WHEREAS, the benefits which will result from remedying blighted conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist; and

WHEREAS, conditions of blight tend to further obsolescence, deterioration, and disuse because of the lack of incentive to the individual landowner and his inability to improve, modernize, or rehabilitate his or her property while the condition of the neighboring properties remains unchanged; and

WHEREAS, the remedying of such conditions may require the clearance of the areas through demolition of existing obsolete, inadequate, unsafe, and unsanitary buildings, and the redevelopment of areas suffering from such conditions under proper supervision, with appropriate planning, and continuing land use and construction policies; and

WHEREAS, pursuant to CRL Section 33021, redevelopment includes the alteration, improvement, modernization, reconstruction, or rehabilitation, or any combinations of these, of existing structures in a project area; and

WHEREAS, pursuant to CRL Section 33125, the Agency may make regulations to carry into effect the powers and purposes of the provisions of CRL; and

WHEREAS, pursuant to CRL Section 33131, the Agency may prepare and carry out plans for the improvement, rehabilitation, and redevelopment of blighted areas; and

WHEREAS, the Agency desires to review any demolition within the Project Area prior to the issuance of any permit for the demolition of any structure within the Project Area to determine whether the proposed demolition and accompanying application for development, rehabilitation, or other physical change to the structure and/or property are in conformance with the Redevelopment Plan and other enumerated criteria; and

WHEREAS, Agency staff has determined that the review of any demolition, development, rehabilitation, or other physical change within the Project Area to determine conformance with the Redevelopment Plan are actions exempt from the requirements of the California Environmental Quality Act ("CEQA"), pursuant to: (i) State CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that

such approval would not involve commitment to any specific project which may result in a potentially significant physical impact on the environment; (ii) State CEQA Guidelines Section 15301(l) because such approval would consist of permitting and demolition of an existing facility; (iii) State CEQA Guidelines Section 15302, because such approval would consist of the replacement of an existing structure; and (iv) State CEQA Guidelines Section 15303 because such approval would consist of new construction or conversion of small structures.

NOW, THEREFORE, THE AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Review by Agency Governing Board. Prior to the issuance of any permit for the demolition of any structure located within the Project Area, the Agency Governing Board shall review the proposed demolition for conformance with the Redevelopment Plan. A structure within the Project Area shall not be demolished unless the Agency's Governing Board and City also receive an application for development, rehabilitation, or other physical change to the structure and/or property and the Agency Governing Board determines that the provisions of the Redevelopment Plan are substantially satisfied by the demolition of the structure and the proposed development, rehabilitation or physical change based on all of the following criteria:

(a) The proposed demolition and development, rehabilitation or physical change are consistent with the purpose and objectives of the Redevelopment Plan; and

(b) The proposed demolition shall not eliminate a structure of architectural and/or historical significance in the Project Area; and

(c) The proposed demolition shall not eliminate an integral structure located in one of the earliest commercial blocks within the Project Area that would negatively impact the character and aesthetics of that block.

Section 2. Appeal of Governing Board Decision. The decision of the Agency Governing Board is final and not subject to appeal. The decision of the Agency Governing Board may be reviewed by a court of competent jurisdiction with the time and in the manner proscribed by law.

Section 3. Notice of Exemption. The Agency Governing Board hereby determines that this Resolution is exempt from CEQA and directs Staff to file a Notice of Exemption within five (5) days of adoption of this Resolution.

Section 4. Effective Date. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Governing Board of the Lafayette Redevelopment Agency on May 22, 2006, by the following vote:

AYES: Samson, Federighi, Anderson and Tatzin
NOES: None
ABSENT: Anduri
ABSTAIN: None

Ivor Samson, Chair

ATTEST:

Joanne Robbins, Executive Secretary

LAFAYETTE
SETTLED 1848 = INCORPORATED 1968

Planning Services Division
3675 Mt. Diablo Boulevard, Suite 210
Lafayette, CA 94549-1968
Tel. (925) 284-1976
Fax (925) 284-1122
www.ci.lafayette.ca.us

STANDARD APPLICATION FORM

PROJECT INFORMATION

Project Address / Location		Assessor's Parcel Number (APN)	Zoning District	Flood Zone
3632 Mount Diablo Blvd.		243060018	SRB	
General Plan Designation	**Parcel Size (sq.ft.)**	**Grading: Cut (cu.yds.)**	**Grading: Fill (cu.yds.)**	
	22,930	550	600	
Existing Gross Floor Area (sq.ft.)	**Existing Building Footprint (sq.ft.)**	**Existing Impervious Surface (sq.ft.)**	**Existing # Parking Spaces (sq.ft.)**	
1,600	1,600	18,170	160 sq.ft	
Proposed Gross Floor Area (sq.ft.)	**Proposed Building Footprint (sq.ft.)**	**Proposed Impervious Surface (sq.ft.)**	**Proposed # Parking Spaces (sq.ft.)**	
	0	0	0	

Existing Land Use
☐ Single-Family Residential ☐ Multi-Family Residential ☑ Commercial ☐ Office ☐ Vacant ☐ Other (specify) _____

Proposed Land Use
☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Office ☑ Vacant ☐ Other (specify) _____

APPLICANT INFORMATION

Applicant Name			
Gettler-Ryan Inc			
Applicant Address			
6747 Sierra Ct.	Suite J		
City	**State**	**Zip**	
Dublin	CA	95446	
Phone	**Fax**		
(925) 551-7555	(925) 551-7888		
Cell	**Email (for official use only)**		

OWNER INFORMATION

Owner Name			
Chevron Products Corporation			
Owner Address			
6001 Bollinger Canyon Rd, Building T-102			
City	**State**	**Zip**	
San Ramon	CA	94583	
Phone	**Fax**		
Cell	**Email (for official use only)**		

CHECK ALL APPLICABLE REQUESTS

☐ General Plan Amendment	☑ Design Review	☐ Second Unit Permit
☐ Zoning Text Amendment	☐ Land Use Permit	☑ Grading Permit (≥ 50 cu.yds.)
☐ Re-Zone Property	☐ Temporary Land Use Permit	☐ Sign Permit
☐ Tract (5 lots or more)	☐ Address Assignment / Change	☐ Study Session
☐ Minor Subdivision (4 lots or fewer)	☐ Right-of-Way Abandonment	☐ Family Day Care
☐ Hillside Development Permit	☐ Change of Conditions	☐ Tree Removal Permit
☐ Class I Ridgeline Exception	☐ Certificate of Compliance	☐ Variance
☐ Class II or III Ridgeline Exception	☐ Lot Line Revision	☐ Appeal (Application No. _____)

OWNER / AGENT STATEMENT

Property Owner Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application. I hereby grant permission to access the property to individuals involved in the processing of the subject application(s).

X _____ 4/9/08
Signature and Date

City of Lafayette Memorandum

To: Lindy Coburn

From: Tony Coe

Date: May 27, 2008

Subject: DR16-08, 3632 Mt. Diablo Boulevard

I have the following comments on this referral.

1. Submit a storm inlet protection detail to be maintained in place after construction. The protection should be sufficiently durable to minimize the need for frequent maintenance and replacement. Consider an installation of hollow cinder blocks filled with drain rocks and wrapped in filter fabric.

2. Use straw wattles in lieu of hay bales around the site perimeter.

3. Designate and provide a detail for a construction entrance in the event that work occurs during wet weather. Consider a truck route entering the site from Happy Valley Road via Deer Hill Road using the northern most driveway on Happy Valley Road, and exiting the western most driveway to travel westbound on Mt. Diablo Boulevard.

4. Provide a permanent security fence around the site after construction. The Commission should consider whether it is appropriate to specify a fence design. Similar past projects in the downtown have installed a black, vinyl coated chain link fence.

5. A hold on final should be placed on the permit to allow inspection of the sidewalk for construction-related damages.

GETTLER-RYAN INC.

RECEIVED
JUN 0 2 2008
CITY OF LAFAYETTE
PLANNING DEPT.

June 2, 2008

TO: City of Lafayette
3676 Mt. Diablo Blvd.
Lafayette, CA 94549

Attn: Lindy Coburn

RE: Letter of Response
Chevron Service Station #9-5890
3632 Mt. Diablo Blvd.
Lafayette, CA

Ms. Coburn,

Gettler-Ryan Inc. has prepared this letter on behalf of Chevron Products Company to respond to your request for additional information regarding the permit application for the Chevron Service Station located at 3632 Mt. Diablo Blvd.

Your office has requested additional information on several items which will be addressed individually.

1. **Provide a narrative of why you are requesting the demolition.**

   Chevron Products Company has decided to sell this property. They have requested all improvements be removed in order to provide a buildable lot for prospective buyers.

2. **Summary of demolition (what it includes).**

   Demolition will begin with the excavation and removal of the three (3) underground storage tanks (UST), all associated piping and equipment. These items will be removed under the supervision of the Contra Costa County Health Department and Fire Department and disposed of offsite in accordance with current regulations. Excavated soil and the surrounding undisturbed soil will be sampled and tested for hydrocarbon contamination. This soil will also be disposed of off-site at an appropriate facility. Following approval by the Health Department, the excavation will be backfilled with new material.

   All of the above ground structures will be abated for asbestos (if present) and the removed. All on site paving, curbs and planters will also be removed. The

6747 Sierra Court, Suite J • **Dublin**, CA 94568 • (925) 551-7555 • Fax (925) 551-7888
3140 Gold Camp Drive, Suite 170 • **Rancho Cordova**, CA 95670 • (916) 631-1300 • Fax (916) 631-1317
1364 N. McDowell Blvd., Suite B2 • **Petaluma**, CA 94954 • (707) 789-3255 • Fax (707) 789-3218

planter/retaining wall located on the West and North sides of the property will be retained per City requirements (see item 5 in this letter). Finally, all utility services will be removed to the property line and the site graded to insure drainage to the existing storm drain catch basins, which will remain.

Basic erosion control structures will be left on site to prevent sediment from entering the storm drain system or public right-of-way. The property will be sold as a clean lot ready for new development.

3. **Process for demo (schedule, timeframe, demolition management plan)**

The schedule for this project is not currently known and can not be planned for until permit approval is granted. The project timeframe will be approximately 3 weeks from the start of work. Additional time may be required if hydrocarbon contamination is discovered in the soil.

Due to the significant regulatory oversight associated with projects of this type (hazardous materials removal) a separate demolition management plan is not necessary. State hazardous material disposal requirements and local BMP's will dictate demolition activities. A recycling plan will be provided if required.

4. **Grading-the standard application form show 550 cu. yd. or cut and 600 cu. yd. of fill. Explain how grading is broken down (Will grade of site change? Is it to remove underground tanks? To remove planter? Etc.)**

All cut and fill volumes are associated with the removal of the UST's and excavation. All volumes are to backfill this excavation to subgrade. The property is currently graded to drain toward the existing storm drains located on the East side of the property. This grade will be maintained. Minor scraping of the soil may be performed on the South side of the property (bordering Mt. Diablo Blvd.) and the East side (bordering Happy Valley Road) to prevent storm water runoff from entering the public right-of-way and secure erosion control structures.

5. **General notes (#1 on sheet D2) indicates that mature trees along the west property line are to remain undisturbed. Please show location of these trees on the site plan and call out tree protection around tree dripline. Removal of planter may adversely impact these trees. Also, removal of the retaining wall may compromise existing slope that it's retaining. Consider maintaining the planter.**

The trees have been noted as requested on Sheet D2. Additionally, the planter/retaining wall has been removed from the scope of work and will remain in its entirety. Finally, soil scarification noted in the General Notes (formally #19) has been removed from the scope of work. Since the planter will be retained and no scarification will occur, there is adequate buffer between the trees and the proposed demolition activities. No other protection for the trees is proposed.

The engineering office has also issued several comments which are addressed below.

1. **Submit a storm inlet protection detail to be maintained in place after construction. The protection should be sufficiently durable to minimize the need for frequent maintenance and replacement. Consider an installation of hollow cinder blocks filled with drain rocks and wrapped in filter fabric.**

   A storm drain inlet detail has been added to Sheet EC1 and is notated as Revision 4.

2. **Use straw wattles in lieu of hay bales around the site perimeter.**

   The option to use hay bales has been removed from the scope of work.

3. **Designate and provide a detail for a construction entrance in the event that work occurs during wet weather. Consider a truck route entering the site from Happy Valley Road via Deer Hill Road using the northern most driveway on Happy Valley Road, and exiting the western most driveway to travel westbound on Mt. Diablo Boulevard.**

   Work will occur in dry weather. In the event that the project is substantially delayed, a traffic plan will be submitted for review.

4. **Provide a permanent security fence around the site after construction. The Commission should consider whether it is appropriate to specify a fence design. Similar past projects in the downtown have installed a black, vinyl coated chain link fence.**

   The scope of work has been altered to indicate that the security fencing will remain on-site following completion of the project.

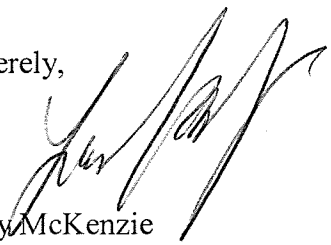
5. **A hold on final should be placed on the permit to allow inspection of the sidewalk for construction-related damages.**

   Acknowledged.

GETTLER-RYAN INC.

If you have any questions please contact me at (925) 551-7555.

Sincerely,



Liddy McKenzie
Design Department Manager
Gettler-Ryan Inc.

cc.

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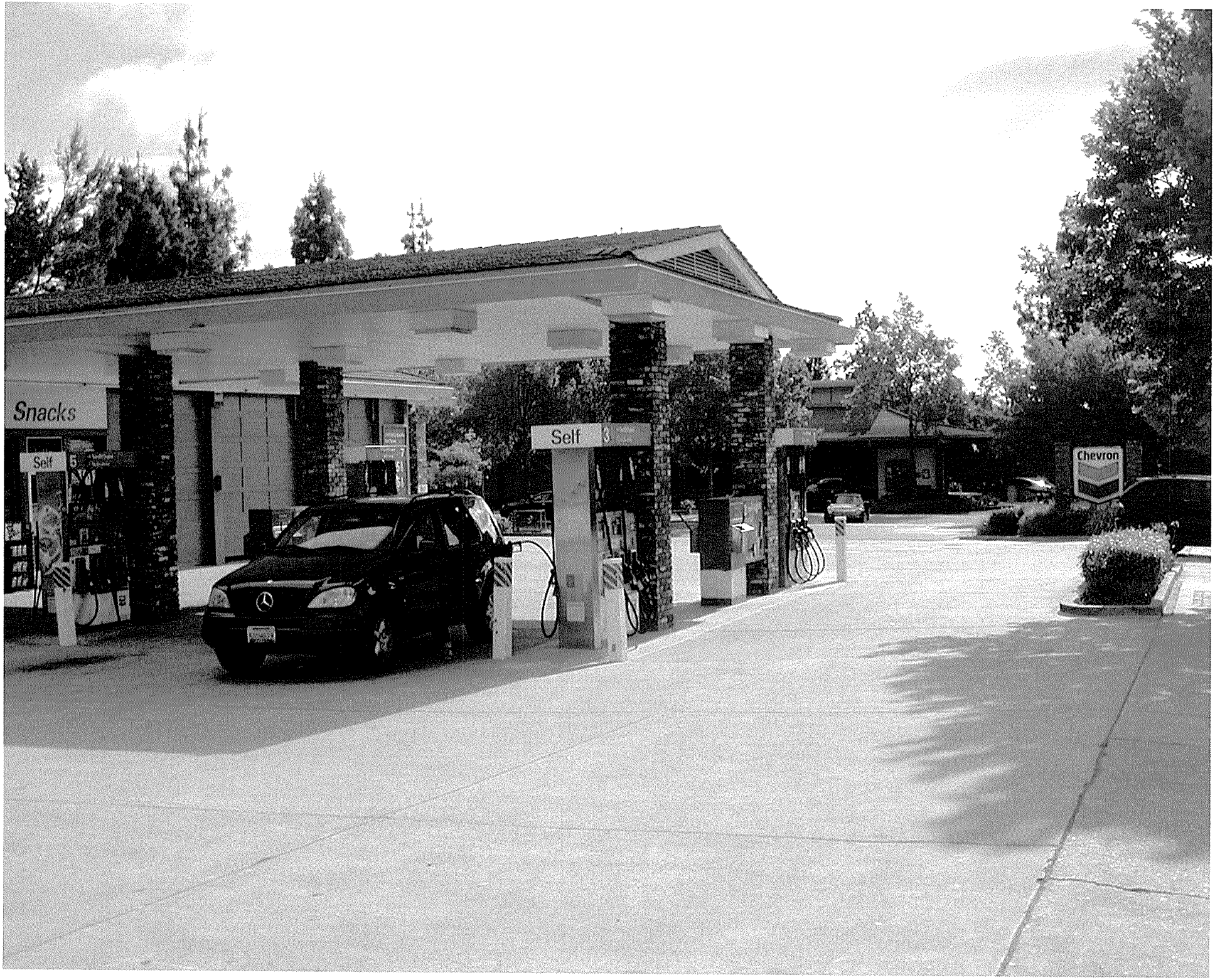
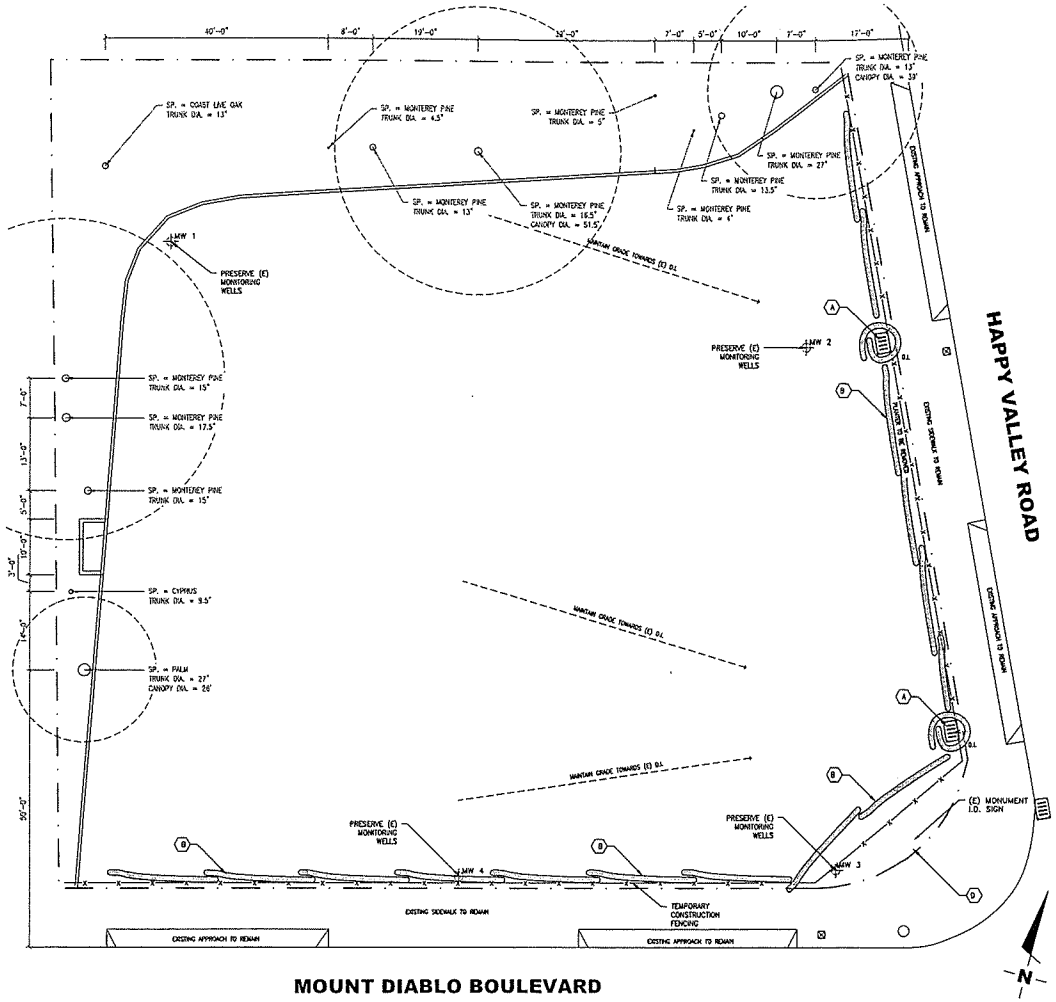
1364 N. McDowell Blvd., Suite B2 • **Petaluma**, CA 94954 • (707) 789-3255 • Fax (707) 789-3218

Snacks
Self 5


Snacks
Self
Self
Chevron


40'-0"
8'-0"
19'-0"
24'-0"
7'-0"
5'-0"
10'-0"
7'-0"
17'-0"
SP. = COAST LIVE OAK TRUNK DIA. = 13"
SP. = MONTEREY PINE TRUNK DIA. = 4.5"
SP. = MONTEREY PINE TRUNK DIA. = 5"
SP. = MONTEREY PINE TRUNK DIA. = 13"
SP. = MONTEREY PINE TRUNK DIA. = 16.5" CANOPY DIA. = 51.5'
SP. = MONTEREY PINE TRUNK DIA. = 27"
SP. = MONTEREY PINE TRUNK DIA. = 13.5"
SP. = MONTEREY PINE TRUNK DIA. = 4"
SP. = MONTEREY PINE TRUNK DIA. = 13" CANOPY DIA. = 39'
EXISTING APPROACH TO REMAIN
MW 1
PRESERVE (E) MONITORING WELLS
MAINTAIN GRADE TOWARDS (E) D.I.
MW 2
PRESERVE (E) MONITORING WELLS
SP. = MONTEREY PINE TRUNK DIA. = 15"
SP. = MONTEREY PINE TRUNK DIA. = 17.5"
SP. = MONTEREY PINE TRUNK DIA. = 15"
EXISTING SIDEWALK TO REMAIN
7'-0"
13'-0"
5'-0"
10'-0"
3'-6"
14'-0"
50'-0"
SP. = CYPRUS TRUNK DIA. = 9.5"
SP. = PALM TRUNK DIA. = 27" CANOPY DIA. = 26'
MAINTAIN GRADE TOWARDS (E) D.I.
MAINTAIN GRADE TOWARDS (E) D.I.
HAPPY VALLEY ROAD
EXISTING APPROACH TO REMAIN
(E) MONUMENT I.D. SIGN
PRESERVE (E) MONITORING WELLS
MW 4
PRESERVE (E) MONITORING WELLS
MW 3
TEMPORARY CONSTRUCTION FENCING
EXISTING SIDEWALK TO REMAIN
EXISTING APPROACH TO REMAIN
EXISTING APPROACH TO REMAIN
N

MOUNT DIABLO BOULEVARD

SITE PLAN
SCALE: 1"=10'-0"

LEGEND

———	EXISTING TO REMAIN
———	STRAW WATTLES
MW	MONITORING WELL
D.I. OR D.I.	DRAIN INLET

0 5 10 20 30
SCALE: 1" = 10'

SCOPE OF WORK

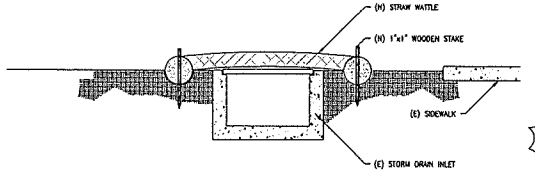
4
A. PROTECT ALL EXISTING MONITOR WELLS, REPAIR OR REPLACE IF DAMAGED DURING CONSTRUCTION.
B. STRAW WATTLES ARE TO BE USED AROUND ALL DRIVEWAYS AND DRAIN INLETS AS REQUIRED BY LOCAL REGULATORY AUTHORITIES. WATTLES TO REMAIN UPON PROJECT COMPLETION TO MAINTAIN EROSION CONTROL.

GENERAL NOTES

5
1. TEMPORARY FENCE TO REMAIN IN PLACE UPON PROJECT COMPLETION.
2. CARE SHALL BE TAKEN TO PROTECT ADJACENT PROPERTY AND STRUCTURES DURING DEMOLITION AND EXCAVATION
3. EDGES OF EXISTING PAVEMENT, CONCRETE SLABS, CONCRETE CURBS AND SIDEWALKS WHICH SHALL REMAIN SHALL BE NEATLY TRIMMED. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, SLABS, ETC. IN NEAT STRAIGHT LINES.
4. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION ACTIVITIES SHALL BE REMOVED FROM THE PREMISES.
5. DEMOLITION OF THE OLD TANK HOLE(S) SHALL BE IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE CHEVRON SPECIFICATIONS. COMPACTION TESTING AND CERTIFICATION ARE REQUIRED IN ACCORDANCE WITH THE PROJECT SOILS REPORT. ALL BACKFILL, COMPACTION AND TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4

NOTES:
1. SURROUND (E) STORM DRAIN INLETS WITH STRAW WATTLES. ALLOW FOR A MINIMUM OF 1'-0" OVERLAP WHERE ENDS MEET.
2. INSTALLATION REQUIRES PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3" TO 5" DEEP.
3. PLACE 1"x1" WOODEN STAKE THROUGH WATTLE FOR EVERY 3' TO 4' LINEAR. MINIMUM OF 3 STAKES FOR EACH 10' WATTLE USED.
4. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



1 STRAW WATTLE DETAIL
1/2" = 1'-0"

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid
For your Dig Alert ID Number Call
UNDERGROUND SERVICE ALERT
1-800-227-2600
For Underground Locating
2 Working Days before You Dig

LOCATIONS OF EXISTING MONITORING WELLS AND MONITORING EQUIPMENT ARE SHOWN FOR CLARITY. GC SHALL VERIFY EXACT LOCATION, QUANTITY & TYPE PRIOR TO COMMENCEMENT OF WORK.

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Dublin, CA 94568 (925) 551-7555

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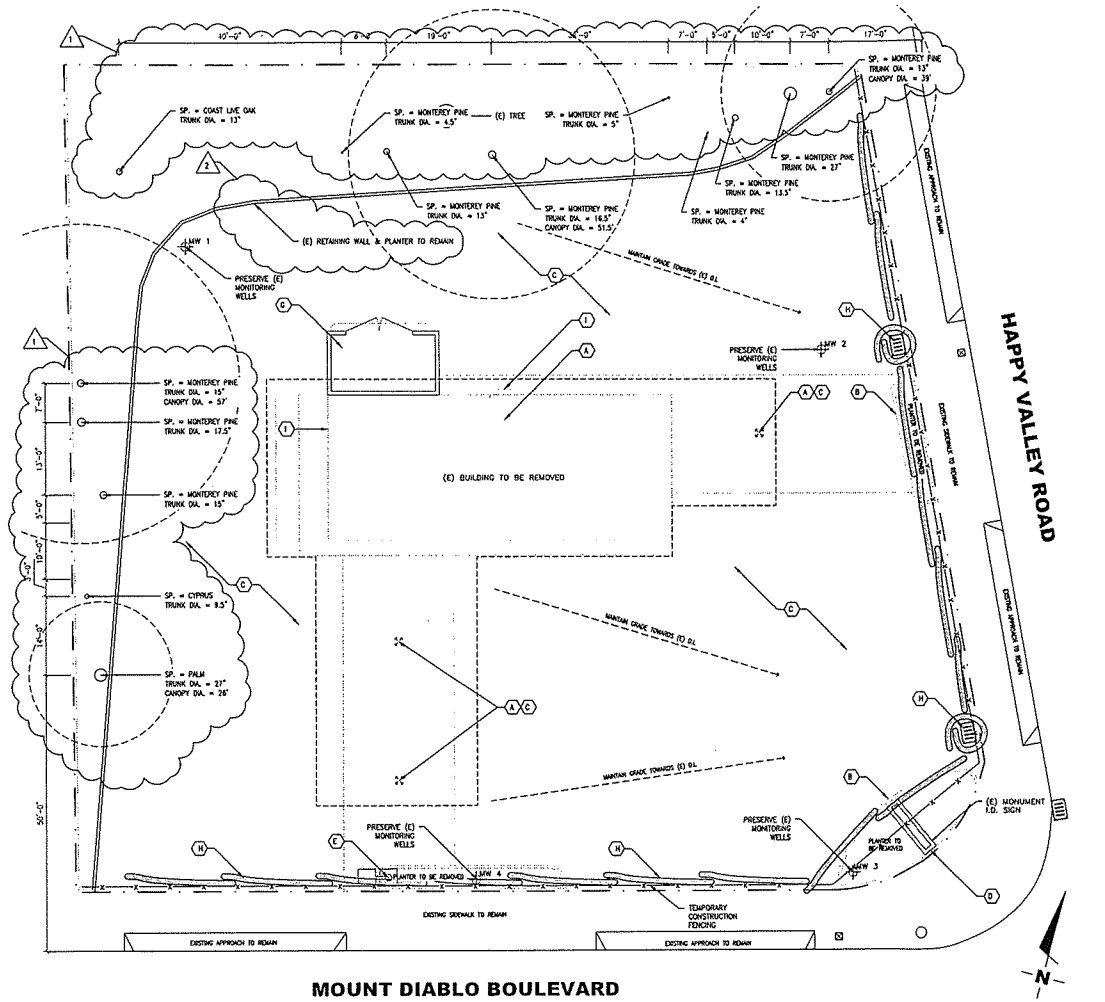
NO.	DATE	BY	REVISION/ISSUE DESCRIPTION
1	9/23/2008	EDJ	REVISED PER CITY COMMENTS

EROSION CONTROL PLAN
STATION DEMOLITION
CHEVRON OIL PRODUCTS #9-5890
36332 MT. DIABLO BLVD.
LAFAYETTE, CA 94549

DRAWN BY: EDJ
REVIEWED BY:
DATE: 3/17/2008
JOB NO: 10-056031.2

SHEET
EC1
OF 3 SHEETS


SP. = COAST LIVE OAK TRUNK DIA. = 13"
SP. = MONTEREY PINE TRUNK DIA. = 4.5"
(E) TREE
SP. = MONTEREY PINE TRUNK DIA. = 5"
SP. = MONTEREY PINE TRUNK DIA. = 39" CANOPY DIA. = 13'
SP. = MONTEREY PINE TRUNK DIA. = 27"
SP. = MONTEREY PINE TRUNK DIA. = 13.5"
SP. = MONTEREY PINE TRUNK DIA. = 13"
SP. = MONTEREY PINE TRUNK DIA. = 16.5" CANOPY DIA. = 51.5'
SP. = MONTEREY PINE TRUNK DIA. = 4"
(E) RETAINING WALL & PLANTER TO REMAIN
MW 1
PRESERVE (E) MONITORING WELLS
MAINTAIN GRADE TOWARDS (E) D.I.
EXISTING APPROACH TO REMAIN
HAPPY VALLEY ROAD
PRESERVE (E) MONITORING WELLS
MW 2
SP. = MONTEREY PINE TRUNK DIA. = 15" CANOPY DIA. = 57'
SP. = MONTEREY PINE TRUNK DIA. = 17.5'
(E) BUILDING TO BE REMOVED
PLANTER TO BE REMOVED
EXISTING SIDEWALK TO REMAIN
SP. = MONTEREY PINE TRUNK DIA. = 15'
SP. = CYPRUS TRUNK DIA. = 9.5'
SP. = PALM TRUNK DIA. = 27" CANOPY DIA. = 26'
MAINTAIN GRADE TOWARDS (E) D.I.
(E) MONUMENT I.D. SIGN
PRESERVE (E) MONITORING WELLS
PLANTER TO BE REMOVED
MW 3
PRESERVE (E) MONITORING WELLS
PLANTER TO BE REMOVED
MW 4
TEMPORARY CONSTRUCTION FENCING
EXISTING SIDEWALK TO REMAIN
EXISTING APPROACH TO REMAIN
EXISTING APPROACH TO REMAIN
MOUNT DIABLO BOULEVARD
N
10'-0"
6'-0"
19'-0"
7'-0"
5'-0"
10'-0"
7'-0"
17'-0"
55'-0"

SITE PLAN
SCALE: 1"=10'-0"

0 5 10 20 30
SCALE: 1" = 10'

SCOPE OF WORK

- REMOVE EXISTING CANOPIES, ENCLOSURES, SIGNS, BUILDING AND FOUNDATION STRUCTURES
- REMOVE EXISTING SITE LIGHTS AND MONUMENT SIGNS
- DISCONNECT & REMOVE ALL SITE UTILITIES BACK TO PROPERTY LINE OR AS DIRECTED BY CHEVRON ENGINEER.
- REMOVE ALL PAVING & DRIVE SURFACES. LEAVE PROPERTY IN "RAKED CLEAN" CONDITION.

NOTES

(A) REMOVE EXISTING CANOPIES, CANOPY COLUMNS, GUARDPOSTS AND C-STORE BUILDING, INCLUDING FOOTINGS.

(B) REMOVE EXISTING ONSITE CONCRETE CURBS AND LANDSCAPING.

(C) REMOVE EXISTING DRIVE SLABS AND ASPHALT PAVING. LEAVE SITE IN "RAKED CLEAN" CONDITION.

(D) REMOVE EXISTING I.D. SIGNS & FOOTINGS.

(E) REMOVE EXISTING SITE LIGHTING & FOOTINGS.

(F) REMOVE EXISTING AIR/WATER STATION AND GUARD POSTS.

(G) REMOVE EXISTING EQUIPMENT/TRASH AREA ENCLOSURE AND CONCRETE APRON.

(H) PROTECT PUBLIC RIGHT-OF-WAY AND EXISTING DRAIN INLETS FROM STORM WATER RUNOFF. EXISTING DRAIN INLETS TO REMAIN. REFER TO SHEET EC1 FOR DETAILS.

(I) REMOVE (E) UTILITY SERVICES.

ASBESTOS NOTES

1. AN ASBESTOS INVESTIGATION AND REPORT WAS PREPARED BY _____
2. REMOVAL AND DISPOSAL OF ASBESTOS CONTAINING MATERIAL (IF ANY) WILL BE COMPLETED PRIOR TO BUILDING DEMOLITION.

UTILITY NOTES

1. OWNER'S CONSULTANT WILL PERMIT REMOVAL OF WATER AND SANITARY SEWER UTILITIES WITH THE CITY OF WALNUT CREEK. CONTRACTOR WILL LOCATE, EXCAVATE AND CAP UTILITY SERVICES UNDER THE DIRECTION OF THE CITY OF WALNUT CREEK. CONTRACTOR IS RESPONSIBLE SCHEDULING UTILITY INSPECTIONS WITH THE CITY OF WALNUT CREEK PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL CONTACT THEM AT LEAST 24-HOURS IN ADVANCE TO SCHEDULE A UTILITY INSPECTION.

GENERAL NOTES

1. MATURE TREES ALONG WEST PROPERTY LINE TO REMAIN UNDISTURBED.
2. REMOVE ALL A.C. AND CONCRETE PAVEMENT FROM SITE. SITE SHALL BE GRADED FOR POSITIVE DRAINAGE. SLOPE TOWARDS EXISTING DRAIN INLETS.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TEMPORARY FENCE AROUND THE PERIMETER OF THE DEMOLITION AREA BEFORE COMMENCING WORK.
4. DEMOLITION ACTIVITIES WILL BE PURSUED DILIGENTLY, SAFELY AND WITHOUT UNREASONABLE INTERRUPTION. THE EXISTENCE OF AN UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION OPERATIONS WILL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 10-DAY UST CLOSURE NOTIFICATION TO THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (REG. 8, RULE 40). SEPARATE NOTIFICATION FOR ASBESTOS ABATEMENT, WHEN APPLICABLE, WILL BE MADE BY CHEVRON OR 3RD PARTY.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT (USA), 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
7. WHEN PARTIAL DEMOLITION IS SPECIFIED, CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, BOTH PUBLIC AND PRIVATE, WHICH ARE TO REMAIN. CONTRACTOR WILL COORDINATE APPROPRIATE TRADES TO ASSURE THAT THE PORTIONS REMAINING REMAIN USEABLE FOR THEIR INTENDED PURPOSE. CONTRACTOR SHALL REPAIR OR REPLACE, TO THE OWNER'S SATISFACTION, ANY EXISTING FACILITIES WHICH ARE DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
8. CARE SHALL BE TAKEN TO PROTECT ADJACENT PROPERTY AND STRUCTURES DURING DEMOLITION AND EXCAVATION
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT PERMITS IF WORK IS TO OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR MUST PROVIDE PEDESTRIAN AND TRAFFIC PROTECTION IN ACCORDANCE WITH CODE AND LOCAL ORDINANCE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNERS CONSULTANT FOR ABANDONMENT AND/OR RELOCATION OF ALL UTILITIES. SHUT-OFF, CAP AND OTHERWISE PROTECT UTILITIES AS DIRECTED BY THE UTILITY COMPANY.
11. THIS PLAN MAY NOT BE INCLUSIVE OF ALL ITEMS TO BE DEMOLISHED. ALL ITEMS, DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BEFORE BIDDING. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR A DECISION PRIOR TO FINALIZING BIDS AND START OF WORK.
12. THE OWNER WILL BE RESPONSIBLE TO DETERMINE IF ANY STRUCTURES CONTAIN HAZARDOUS MATERIALS, INCLUDING ASBESTOS. THE OWNER WILL ARRANGE FOR REMOVAL OF THESE MATERIALS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
13. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION ACTIVITIES, CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE CHEVRON REPRESENTATIVE. REMOVAL OF HAZARDOUS MATERIALS WILL BE COORDINATED BY CHEVRON-REPRESENTATIVE IN ACCORDANCE WITH CHEVRON SPECIFICATIONS AND LOCAL AGENCY REQUIREMENTS.
14. CHEVRON SHALL COORDINATE AND PAY FOR TRANSPORTATION AND DISPOSAL OF CONTAMINATED SOIL IF REQUIRED.
15. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED TESTS, INSPECTIONS AND SIGN-OFFS AS REQUIRED. ADEQUATE NOTICE SHALL BE GIVEN PRIOR TO INSPECTIONS. PROVIDE COPIES OF TEST RESULTS TO OWNER AND REGULATORY AUTHORITIES.
16. ALL TRENCHES IN TRAFFIC AREAS, INCLUDING PEDESTRIAN TRAFFIC AREAS, SHALL BE COVERED WITH TRAFFIC-RATED PLATES WHEN WORK IS NOT IN PROGRESS.
17. EDGES OF EXISTING PAVEMENT, CONCRETE SLABS, CONCRETE CURBS AND SIDEWALKS WHICH SHALL REMAIN SHALL BE NEATLY TRIMMED. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, SLABS, ETC. IN NEAT STRAIGHT LINES.
18. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION ACTIVITIES SHALL BE REMOVED FROM THE PREMISES.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be sold.
For your Dig Alert ID Number Call
UNDERGROUND SERVICE ALERT
1-800-227-2600
For Underground Locating 2 Working Days before You Dig

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Gettler - Ryan Inc.
6747 Sierra Court Suite J
Dublin, CA 94568 (925) 551-7555

NO.	DATE	BY	REVISION/ISSUE DESCRIPTION
1	3/21/2008	EDJ	REVISED PER CITY COMMENTS

SITE PLAN-DEMOLITION
STATION DEMOLITION
CHEVRON OIL PRODUCTS #9-5890
3632 MT. DIABLO BLVD.
LAFAYETTE, CA 94549

DRAWN BY: EDJ
REVIEWED BY: CM
DATE: 3/14/2008
JOB NO: 10-056031.2

SHEET
D2
OF 3 SHEETS

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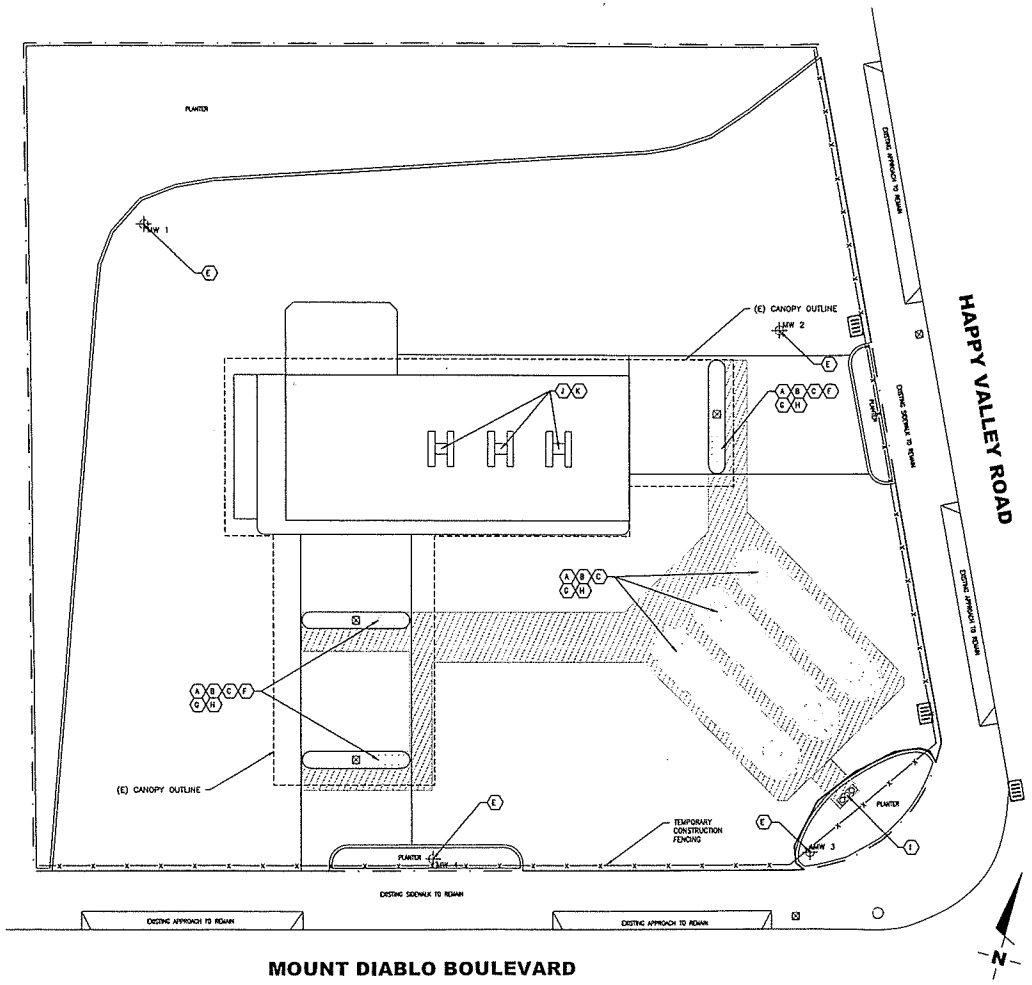

SITE PLAN
SCALE: 1"=10'-0"

0 5 10 20 30
SCALE: 1" = 10'

REVISIONS

1. (E) TREE LOCATIONS ADDED TO SHEET D2. (E) TREE CANOPY SHOWN WHEN IT OVERHANGS DRIVE SLAB AREA.
2. (E) PLANTER/RETAINING WALL REMOVED FROM SCOPE OF WORK. (E) PLANTER/RETAINING WALL WILL NOT BE REMOVED.
3. SOIL SCARIFICATION LISTED IN FORMER GENERAL NOTE #10 ON SHEET D2 HAS BEEN REMOVED.
4. OPTIONAL HAY BALE EROSION CONTROL REMOVED FROM SHEET EC1. STRAW WATTLE DETAIL ADDED TO SHEET EC1.
5. SECURITY FENCING TO REMAIN UPON PROJECT COMPLETION. REFER TO SHEET EC1.

SHEET INDEX

Sheet No.	Sheet Title
D1	SITE PLAN - UST REMOVAL
D2	SITE PLAN - DEMOLITION
EC1	EROSION CONTROL PLAN

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXTENT OF EXCAVATION
- MW — MONITORING WELL

PROJECT SUMMARY

- PROVIDE 6' CHAIN-LINK FENCE AROUND PERIMETER OF DEMOLITION AREA PRIOR TO COMMENCING WORK.
- INERT UNDERGROUND STORAGE TANKS
- EXCAVATE EXISTING UNDERGROUND STORAGE TANKS & ASSOCIATED PIPING
- REMOVE EXISTING UNDERGROUND STORAGE TANKS & ASSOCIATED PIPING
- REMOVE EXISTING DISPENSERS & UNDER-DISPENSER CONTAINMENT
- REMOVE EXISTING CONDUITS AND CONDUCTORS
- BACKFILL EXCAVATION WITH CLASS II ENGINEERED FILL

SCOPE OF WORK

(A) REMOVE EXISTING TANK SLAB & EXISTING DRIVE SLABS AS REQUIRED TO REMOVE TANKS & PIPING.

(B) REFER TO CHEVRON STANDARD CONSTRUCTION SPECIFICATIONS FOR TANK AND PIPING REMOVAL PROCEDURES.

(C) CUT AND REMOVE EXISTING PIPING AND ELECTRICAL CONNECTIONS

(D) REMOVE EXISTING UST(S) (TO BE PERFORMED BY G.C.) & TRANSPORT WITH AN APPROVED CARRIER TO AN APPROPRIATE DISMANTLER/DISPOSAL SITE (TO BE PERFORMED BY OTHERS.) REFER TO SHEET CR1 FOR TRUCK HAUL ROUTE INFORMATION.

(E) PROTECT ALL EXISTING MONITOR WELLS, REPAIR OR REPLACE IF DAMAGED DURING CONSTRUCTION.

(F) REMOVE EXISTING DISPENSERS AND UNDER-DISPENSER CONTAINMENT & ASSOCIATED PIPING.

(G) SECURE OPEN EXCAVATION AGAINST STORM WATER RUNOFF. TEMPORARILY STOCKPILED SOIL STORED ON SITE SHALL BE PLACED ON PLASTIC SHEETING AND COVERED WITH PLASTIC SHEETING.

(H) SHORE OR BACKSLOPE EXCAVATION WALLS WHEN EMPLOYEES MUST ENTER EXCAVATION OR WHEN EXCAVATION ENCROACHES ON STRUCTURES, PROPERTY LINES OR PUBLIC RIGHTS-OF-WAY. CONTRACTOR MUST USE "MAN-OUT-OF-HOLE TECHNIQUES" WHENEVER POSSIBLE.

(I) REMOVE EXISTING VENT RISERS & ALL ASSOCIATED PIPING

(J) REMOVE EXISTING HOISTS AND ASSOCIATED EQUIPMENT.

(K) REMOVE & CAP EXISTING UTILITY SERVICES (GAS, ELECTRIC, WATER, SEWER) BACK TO PROPERTY LINE OR AS DIRECTED BY CHEVRON ENGINEER.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A TEMPORARY FENCE AROUND THE PERIMETER OF THE DEMOLITION AREA BEFORE COMMENCING WORK.
2. DEMOLITION ACTIVITIES WILL BE PURSUED DILIGENTLY, SAFELY AND WITHOUT UNREASONABLE INTERRUPTION. THE EXISTENCE OF AN UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION OPERATIONS WILL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING 10-DAY UST CLOSURE NOTIFICATION TO THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (REG. 8, RULE 40). SEPARATE NOTIFICATION FOR ASBESTOS ABATEMENT, WHEN APPLICABLE, WILL BE MADE BY CHEVRON OR 3RD PARTY.
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT (USA), 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
5. WHEN PARTIAL DEMOLITION IS SPECIFIED, CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, BOTH PUBLIC AND PRIVATE, WHICH ARE TO REMAIN. CONTRACTOR WILL COORDINATE APPROPRIATE TRADES TO ASSURE THAT THE PORTIONS REMAINING REMAIN USEABLE FOR THEIR INTENDED PURPOSE. CONTRACTOR SHALL REPAIR OR REPLACE, TO THE OWNER'S SATISFACTION, ANY EXISTING FACILITIES WHICH ARE DAMAGED AS A RESULT OF CONTRACTOR'S OPERATIONS.
6. CARE SHALL BE TAKEN TO PROTECT ADJACENT PROPERTY AND STRUCTURES DURING DEMOLITION AND EXCAVATION
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT PERMITS IF WORK IS TO OCCUR WITHIN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR MUST PROVIDE PEDESTRIAN AND TRAFFIC PROTECTION IN ACCORDANCE WITH CODE AND LOCAL ORDINANCE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNERS CONSULTANT FOR ABANDONMENT AND/OR RELOCATION OF ALL UTILITIES. SHUT-OFF, CAP AND OTHERWISE PROTECT UTILITIES AS DIRECTED BY THE UTILITY COMPANY.
9. THIS PLAN MAY NOT BE INCLUSIVE OF ALL ITEMS TO BE DEMOLISHED. ALL ITEMS, DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BEFORE BIDDING. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR A DECISION PRIOR TO FINALIZING BIDS AND START OF WORK.
10. THE OWNER WILL BE RESPONSIBLE TO DETERMINE IF ANY STRUCTURES CONTAIN HAZARDOUS MATERIALS, INCLUDING ASBESTOS. THE OWNER WILL ARRANGE FOR REMOVAL OF THESE MATERIALS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
11. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION ACTIVITIES, CONTRACTOR IS RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE CHEVRON REPRESENTATIVE. REMOVAL OF HAZARDOUS MATERIALS WILL BE COORDINATED BY CHEVRON REPRESENTATIVE IN ACCORDANCE WITH CHEVRON SPECIFICATIONS AND LOCAL AGENCY REQUIREMENTS.
12. CHEVRON SHALL COORDINATE AND PAY FOR TRANSPORTATION AND DISPOSAL OF CONTAMINATED SOIL IF REQUIRED.
13. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL REQUIRED TESTS, INSPECTIONS AND SIGN-OFFS AS REQUIRED. ADEQUATE NOTICE SHALL BE GIVEN PRIOR TO INSPECTIONS. PROVIDE COPIES OF TEST RESULTS TO OWNER AND REGULATORY AUTHORITIES.
14. ALL TRENCHES IN TRAFFIC AREAS, INCLUDING PEDESTRIAN TRAFFIC AREAS, SHALL BE COVERED WITH TRAFFIC-RATED PLATES WHEN WORK IS NOT IN PROGRESS.
15. EDGES OF EXISTING PAVEMENT, CONCRETE SLABS, CONCRETE CURBS AND SIDEWALKS SHALL BE NEATLY TRIMMED. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, SLABS, ETC. IN NEAT STRAIGHT LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CAVE-IN AT TANK EXCAVATION, BEYOND WHAT IS INDICATED.
17. OVEREXCAVATE & DISPOSE OF CONTAMINATED SOILS AT THE DIRECTION OF CHEVRON EMC REPRESENTATIVE. DISPOSAL SITE SHALL BE APPROVED IN ADVANCE BY CONTRA COSTA CO. DEPT. OF RESOURCE MGMT. (CUPA).
18. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION ACTIVITIES SHALL BE REMOVED FROM THE PREMISES.
19. DEMOLITION OF THE OLD TANK HOLE(S) SHALL BE IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE CHEVRON SPECIFICATIONS. COMPACTION TESTING AND CERTIFICATION ARE REQUIRED IN ACCORDANCE WITH THE PROJECT SOILS REPORT. ALL BACKFILL, COMPACTION AND TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. CONTRACTOR SHALL REMOVE AND SALVAGE EQUIPMENT SPECIFIED BY THE CHEVRON REPRESENTATIVE AND DELIVER SUCH EQUIPMENT TO A LOCATION SPECIFIED. EQUIPMENT TO BE SALVAGED IS TO HAVE EQUIPMENT NUMBERS RECORDED ON FORMS PROVIDED BY THE CHEVRON REPRESENTATIVE. PLUG ANY OPENINGS IN SALVAGED DISPENSERS. ALL OTHER EQUIPMENT TO BE SCRAPPED.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert ID Number Call
UNDERGROUND SERVICE ALERT
1-800-227-2600
For Underground Locating 2 Working Days before You Dig

LOCATIONS OF EXISTING MONITORING WELLS AND MONITORING EQUIPMENT ARE SHOWN FOR CLARITY. GC SHALL VERIFY EXACT LOCATION, QUANTITY & TYPE PRIOR TO COMMENCEMENT OF WORK.

RECEIVED
JUN 02 2008
CITY OF LAFAYETTE
PLANNING DEPT.

DR16-08
CHEVRON

Gettler - Ryan Inc.
6747 Sierra Court Suite J
Dublin, CA 94568
(925) 551-7555

NO.	DATE	BY	REVISION/ISSUE DESCRIPTION
1	5/23/2008	EDJ	REVISED PER CITY COMMENTS

SITE PLAN-UST REMOVAL

STATION DEMOLITION
CHEVRON OIL PRODUCTS #9-5890
3632 MT. DIABLO BLVD.
LAFAYETTE, CA 94549

DRAWN BY: EDJ
REVIEWED BY: CE
DATE: 3/14/2008
JOB NO: 10-056031.2

SHEET 1 OF 3 SHEETS

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